Prepared by:
Monica D. Edwards, Esq.
1130 8th Avenue, South
Suite 303
Nashville, Tennessee 37203

Davidson County AFFIDAVIT
Recvd: 10/11/00 14:16 7pgs
Fees:30.00 Taxes:0.00
20001011-0101046

ADDRESS OF NEW OWNER:
Nashville Graduate Chapter
of Kappa Alpha Psi Fraternity
c/o Don McNeil
4200 Drakes Hill Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP: 091-04
Parcel 80 &
MAP: 92-01
Parcels 123 & 124

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, RUTH DENNIS and JAMES C. GARRETT, Co-Executors of the ESTATE OF RALPH H. HINES, being duly sworn, deposes and states:

RALPH H. HINES, deceased, the fee simple owner of the following described real estate died on or about the 24th day of September, 1999, in Davidson County, Tennessee. Said land is described as follows, to wit:

TRACT I:

LAND *in the 8th Civil District of said County, being known as Lot 8 on the unrecorded Map of the survey of the Oscar Porter Property described according to a copy of a survey made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:*

BEGINNING *at a point in the north margin of a 40 foot unnamed street, being the first street north of Centennial Boulevard, said point being 300 feet west from westerly margin of 37th Avenue North at the corner of Lots Nos. 8 and 9; thence with the line between said lots, 219.1 feet to a point; thence westerly 50.2 feet to a corner of Lot No. 7; thence with the line between Lots 7 and 8, southerly 210.6 feet to the north margin of said street; thence with the margin of the same, easterly 50 feet to the point of beginning.*

TRACT II:

BEING *Lots Nos. 9 and 10 on the unrecorded map of the survey of the Oscar Porter Property, described according to a copy of a survey made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:*

BEGINNING *at a point in the north margin of an unnamed street, being the first street north of Centennial Boulevard, said point being 200 feet west from the westerly margin of 37th Avenue North at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northwardly 236.1 feet to a point; thence westwardly 100.4 feet to a corner of Lots nos. 8 and 9; thence southwardly with line between said Lots Nos. 8 and 9, 219.1 feet to the north margin of said unnamed street; thence eastwardly with the margin of same, 100 feet to the point of beginning.*

BEING *the same property conveyed to Ralph H. Hines by deed from Mercantile Savings Bank Savings Bank of record in Book 8143, Page 601, Register's Office for Davidson County, Tennessee.*

This property known as 3708 Tigerbelle Drive, Nashville, Tennessee 37209.

TRACT III:

BEING *Lots Nos. 11 and 12 on the unrecorded map of the survey of the Oscar Porter Property, described according to a copy of a survey made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:*

BEGINNING *at a point in the north margin of an unnamed street, being the first street north of Centennial Boulevard; said point being 200 feet west from the westerly margin of 37th Avenue North at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northwardly 236.1 feet to a point; thence westwardly 100.41 feet to a point, the rear common corner of Lots Nos. 12 and 13 on said survey; thence southwardly with the line between said Lots Nos. 12 and 13 a distance of 249.2 feet to the north margin of said unnamed street; thence westwardly along the north margin of said Street 100 feet to the point of beginning.*

BEING *the same property conveyed to Ralph H. Hines by deed from Oscar C. Porter and wife, Viola Porter of record in Book 4025, Page 392, Register's Office for Davidson County, Tennessee.*

This property known as 3706 and 3704 Tigerbelle Drive, Nashville, Tennessee 37209.

RALPH H. HINES, pursuant to the provisions of his Last Will and Testament, a certified copy of which is attached hereto and made a part hereof as EXHIBIT "A" specifically for reference to said conditional bequest, dated the 23rd day of September, 1999, bequeathed to the NASHVILLE GRADUATE CHAPTER OF KAPPA ALPHA PSI FRATERNITY his interests in the above described parcels of real estate.

That further, pursuant to the provisions of his Last Will and Testament of RALPH H. HINES, the beneficiary herein accepts this bequest conditioned upon assumption of the unpaid mortgage balance due on the above described real estate.

Said Last Will and Testament of RALPH H. HINES, deceased, was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 99P-1680, on or about the 21st day of October, 1999, and is recorded in Will

Book 231, Page 19, Office of the Clerk of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The said RALPH H. HINES, deceased, was an unmarried person at his death.

Ruth E Dennis DATED: 9/25/2000

RUTH DENNIS
Co-Executor of the Estate of
Ralph H. Hines, deceased

James C. Garrett DATED: Sept 25 2000

JAMES C. GARRETT
Co-Executor of the Estate of
Ralph H. Hines, deceased

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared RUTH DENNIS and JAMES C. GARRETT, Co-Executors of the Estate of Ralph H. Hines, deceased, the within named bargainors, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oath, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 25th day of September, 2000.

Monica V. Edwards My Commission Expires: 09/29/01

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO ($0.00) DOLLARS.

NASHVILLE GRADUATE CHAPTER OF
KAPPA ALPHA PSI FRATERNITY
Affiant

By: [signature]
Title: Polemarch

SWORN to and SUBSCRIBED before me this 2 day of October, 2000.

James C. Garrett My Commission Expires: 7-24-04

NOTARY PUBLIC

LAST WILL AND TESTAMENT
of
RALPH H. HINES

I, ***RALPH H. HINES,*** a resident of Davidson County and State of Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

I desire and direct that all my legally enforceable debts, including my funeral expenses be first paid out of any funds coming into the hands of my Co-Executors hereinafter made.

II.

I direct that my Co-Executors pay out of my residuary estate, without apportionment, all estate, inheritance, succession and other taxes assessed by reason of my death, imposed by the Government of the United States, or the State of Tennessee, in respect to all property required to be included in my gross estate for estate or like tax purposes by either of such governments whether the property over which I have power of appointment without contribution by a recipient of any such property.

III.

I hereby nominate **RUTH DENNIS and JAMES C. GARRETT,** both of Nashville, Tennessee to be Co-Executors of this my Last Will and Testament. I direct that no bond be required of my said Co-Executors for the faithful performance of their duties. I vest my Co-Executors, jointly, with full power and authority to sell, transfer and convey my property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions, including credit, as they may jointly determine and to do every other act and thing necessary or appropriate for the complete administration of my estate and hereby specifically direct that my real estate be a part of my estate for the purpose of administration. I further direct that my Co-Executors not be required to file an inventory, accountings nor receipts by any beneficiary in connection with my estate.

IV.

I hereby give, devise and bequeath, to the **NASHVILLE GRADUATE CHAPTER OF KAPPA ALPHA PSI FRATERNITY,** my home located at 3710-3714 Tigerbelle Drive, Nashville, Tennessee conditional upon the willingness of the chapter to administer, maintain and support the upkeep of these properties for the exclusive use as a residence for undergraduate members and pledges of Kappa Alpha Psi Fraternity who are enrolled as students of Tennessee State University, Nashville, Tennessee. This bequest is further conditional upon the chapter's willingness to assume the unpaid mortgage balance due, if any, at the time of my death. In the event that the **NASHVILLE GRADUATE CHAPTER OF KAPPA ALPHA PSI FRATERNITY** is unwilling to accept this bequest under the conditions heretofore made this bequest shall pass to the **NATIONAL CHAPTER OF KAPPA ALPHA PSI FRATERNITY,** which is headquartered in Philadelphia, Pennsylvania, under these same terms and conditions. In the event that the **NATIONAL CHAPTER OF KAPPA ALPHA PSI FRATERNITY** be unwilling to accept this bequest under the conditions heretofore made

Ralph H. Hines
RALPH H. HINES, Testator

EXHIBIT A

then this bequest shall pass to **TENNESSEE STATE UNIVERSITY,** Nashville, Tennessee, under these same terms and conditions. In the event that **TENNESSEE STATE UNIVERSITY** is unwilling or unable to accept this bequest under the terms and conditions heretofore made then I direct that my Co-Executors sale my home at market value and place the net proceeds of said sale into my residual estate for distribution hereinafter made.

V.

I hereby give, devise and bequeath to **GUY MORROW,** of Nashville, Tennessee, in fee simple absolute, my real estate located at 1119 and 1121 38th Avenue, North, Nashville, Tennessee and my vacant lot known as 314 Albion Street which is actually located at 3104 Albion Street, Nashville, Tennessee.

VI.

I hereby give, devise and bequeath to **GREGORY SMITH,** of Nashville, Tennessee, in fee simple absolute, my real estate located at 3802 Tigerbelle Drive, Nashville, Tennessee, which is a two (2) story dwelling sometimes known as 3804 Tigerbelle Drive, Nashville, Tennessee.

VII.

I hereby give, devise and bequeath to **RUTH DENNIS,** of Nashville, Tennessee, in fee simple absolute, my real estate located at 2337 Herman Street, Nashville, Tennessee.

VIII.

I hereby direct that my Co-Executors sell the following properties at market value and deposit the net proceeds in my residual estate as follows:

3804 Tigerbelle Drive, Nashville, Tennessee which is sometimes known as 3808 Tigerbelle Drive, Nashville, Tennessee.

Should the present purchasers of 1037 16th Avenue, North, Nashville, fail in their obligations to satisfy payment of the mortgage on said property I direct that my Co-Executors institute foreclosure proceedings and thereafter sale this property.

IX.

I hereby direct that my Co-Executors give my paintings, furniture and household effects to any worthy person or institution that they may jointly agree.

X.

I hereby direct that my Co-Executors first satisfy the following mortgages from my residuary estate that may be due at the date of my death:

1119 38th Avenue, North, Nashville, Tennessee
1121 38th Avenue, North, Nashville, Tennessee
3802 Tigerbelle Drive, Nashville, Tennessee

Ralph H. Hines

RALPH H. HINES, Testator

XI.

I hereby direct that my Co-Executors secondly make the following specific distributions from my residuary estate:

JAMES C. GARRETT	$5,000.00
GUY MORROW	$5,000.00
GREGORY SMITH	$5,000.00

XII.

All the rest and remainder of my estate I hereby give, devise and bequeath in fee simple absolute, in equal shares to the following named relatives, kin and friends that shall survive me:

Brian McCoy, 13620 Springfield, Robbins Illinois
Cheryl McCoy, 13620 Springfield, Robbins Illinois
James Majors, Jr., 10554 S. Prairie Avenue, Chicago, Illinois
Gwenda Majors Cox, 8147 S. Avalon, Chicago, Illinois
Eric Hines, 7947 S Kimbark Avenue, Chicago, Illinois
Janet Hines, 7947 S. Kimbark Avenue, Chicago, Illinois
Keith Hines, 7947 S. Kimbark Avenue, Chicago, Illinois
Kevin Hines, 7947 S. Kimbark Avenue, Chicago, Illinois
Charlene Harris, 901 Baird Street, Madison, Wisconsin
Calvin Harris, Jr., 901 Baird Street, Madison, Wisconsin

XIII.

IN WITNESS WHEREOF, I have hereunto set my hand to this last page and the preceding page to this my Last Will and Testament at Nashville, Davidson County, Tennessee, this 23rd day of September, 1999.

Ralph H. Hines
RALPH H. HINES, Testator

Signed, published and declared by the Testator, ***RALPH H. HINES, Testator,*** to be his Last Will and Testament in the presence of all of us at once and the same time, and we at this request, and in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

Faye J. Weaver residing at 914 Russell St., Nash. 37206

Monica D. Edwards residing at P.O. Box 865 Joelton, TN 37080

Ralph H. Hines
RALPH H. HINES, Testator

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Faye J. Weaver and Monica D. Edwards

after being duly sworn according to law depose and say:

1. That they are adult citizens of Davidson County, Tennessee;

2. That they witnessed the execution of the Last Will and Testament of *RALPH H. HINES,* dated the 23rd day of September, 1999, to which this affidavit is attached and that this affidavit is being made at the request of the Testator and in accordance with TENNESSEE CODE ANNOTATED, Section 32-2-110.

3. That their signatures are fixed to this Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

Faye J. Weaver
WITNESS

Monica D. Edwards
WITNESS

SUBSCRIBED and *SWORN* before me this 23rd day of September, 1999.

Jennifer
NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON

I, Richard R. Rooker, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of the original on file in my office. Minute Book 234 Page 19
Given under my hand and official seal, at office in Nashville, this 31 of Aug 2000

RICHARD R. ROOKER, CLERK

By
Deputy Clerk